

Energy performance certificate (EPC)

76a Hoxton Street Hackney LONDON N1 6LP	Energy rating A	Valid until: 14 September 2031
		Certificate number: 0268-1583-4484-3158-8987

Property type B1 Offices and Workshop businesses

Total floor area 257 square metres

Rules on letting this property

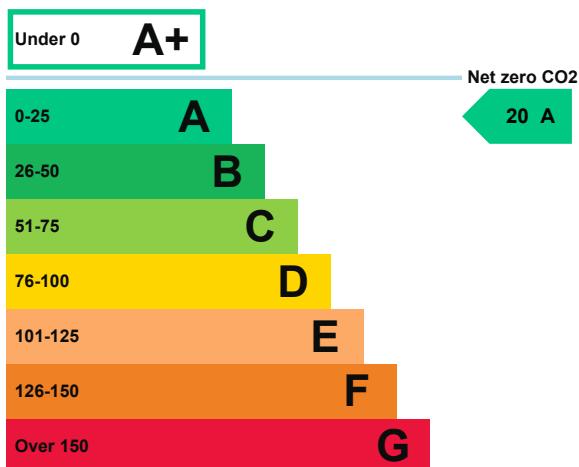
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

21 A

If typical of the existing stock

63 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO2/m ² per year)	16.13
Primary energy use (kWh/m ² per year)	95

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4392-7813-8616-1726-9792\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	George Farr
Telephone	0207 231 0060
Email	george@thepes.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA206160
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	eb7 Sustainability Ltd
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 January 2021
Date of certificate	15 September 2021